



California Regional Water Quality Control Board

San Francisco Bay Region

Alan C. Lloyd, Ph.D.
Agency Secretary

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Arnold Schwarzenegger
Governor

Date: ~~4/12/05~~ 4/20/05
File No. 28S0017 (MRC)

Certified Mail No. 70051160000194348669

FCLL Realty Company
Mr. Albert Fong
c/o Mark S. Pollock
P. O. Box 760
Napa, CA 94559-0760

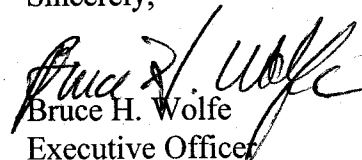
Subject: Transmittal of Order No. R2-2005-0036- Rescission of Site Cleanup Requirements
(Order No. 95-033 and Order No. 97-034) for Former Norge Cleaners, 2355
California Boulevard, Napa, Napa County

Dear Mr. Pollock:

Please find enclosed Order No. R2-2005-0036, which rescinds the Site Cleanup Requirements
(Order No. 95-033 and Order 97-034) for the former Norge Cleaners site, located at 1823
Lincoln Avenue in Napa, California. The site address is currently known as 2355 California
Boulevard, and is owned by JBI, LLC.

Should you have any questions concerning this letter, please contact Mary Rose Cassa of my staff
at (510) 622-2447, or e-mail: mcassa@waterboards.ca.gov.

Sincerely,


Bruce H. Wolfe
Executive Officer

Enclosure: Order No. R2-2005-0036
cc w/ enclosure: Mailing List

Former Norge Cleaners Mailing List

JB, LLC

Attn: Brett G. Jensen, Managing Director

P. O. Box 369

Alamo, CA 94528

Mr. Dale Patton

Albertson's Inc.

250 Park Center Boulevard

Boise, ID 83726

Mr. Hooper Knowlton III

The Knowlton Group

1445 Canterbury Drive

Salt Lake City, UT 84108

Department of Toxic Substances Control

Attn: Ms. Barbara Cook

700 Heinz Avenue, Suite 200

Berkeley, CA 94710

Department of Fish and Game

Attn: Rob Floerke, Regional Manager

P.O. Box 47

Yountville, CA 94599

U.S. EPA Region 9

Waste Management Division

Attn: Jeff Scott, Director

75 Hawthorne Street

San Francisco, CA 94105

Ms. Jill Pahl

Napa County Department of

Environmental Management

1195 Third Street, Room 101

Napa, CA 94559

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

ORDER NO. R2-2005-0036

RESCISSION OF SITE CLEANUP REQUIREMENTS ORDER NO. 95-033 and ORDER No. 97-034 FOR:

F.C.L.L. REALTY COMPANY
MR. ALBERT FONG

FORMER NORGE DRY CLEANERS FACILITY
1823 LINCOLN AVENUE
NAPA, NAPA COUNTY, CALIFORNIA

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter the Board), finds that:

1. **Board Orders:** The Board adopted site cleanup requirements for this site on February 15, 1995 (Order No. 95-033) and adopted final site cleanup requirements for this site on February 19, 1997 (Order No. 97-034). The Order requires F.C.L.L. Realty, Inc. and Mr. Albert Fong, as the Dischargers, to implement a management plan and submit a final status report evaluating the effectiveness of the approved cleanup plan.
2. **Summary of Investigation and Remediation Activities:** In January 1994, a Phase I Environmental Site Assessment indicated the presence of tetrachloroethylene (PCE) in soil at 3,000 micrograms per kilogram and groundwater at 20,000 micrograms per liter (ug/l). During 1994, the Dischargers implemented a workplan for subsurface investigation and interim remedial action. A total of approximately 2,700 cubic yards of PCE-affected soil was excavated, aerated on-site, and backfilled. Concentrations of volatile organic compounds (VOCs) in soil were reduced to approximately 300 ug/kg. Approximately 160,000 gallons of polluted groundwater were extracted via three large interceptor trenches, treated, and discharged to the sanitary sewer. Groundwater concentrations in the extraction trench stabilized at about 1,400 ug/l PCE.

Monitoring well samples in 1995 indicated steady or declining concentrations of VOCs. In 1996, the Dischargers implemented additional remedial action by excavating approximately 525 cubic yards of VOC-affected soils, shredding the soil, aerating it on-site, and backfilling the soil. On November 12, 1996, the Dischargers submitted an Application for Containment Zone Designation. On February 14, 1997, the Dischargers submitted a Final Management Plan for the Containment Zone. In compliance with the requirements of the approved Final Management Plan, four semi-annual groundwater monitoring and sampling events were conducted and reported in May 1997, November 1997, May 1998, and March 1999. Results of groundwater monitoring are tabulated below:

Date	MW-1 Total VOC*	MW-2 Total VOC*	MW-3 Total VOC*	MW-4 Total VOC*	MW-5 Total VOC*
11/17/1994	2177	12.2	6.1	0.5	
3/6/1995	1913	7.8	1.7	ND**	
6/1/1995	1673	10.2	1.6	ND	
10/11/1995	1383	3.3	4.3	ND	
7/15/1996	1112	9.4	ND	ND	
2/11/1997	1252	2.8	ND	ND	59.7
5/12/1997	1550	5.3	ND	ND	76
10/31/1997	870	11	2.7	ND	4.02
5/11/1998	1140	10	ND	ND	NA***
2/22/1999	234	6.9	0.7	ND	NA
10/26/2004	713	2.8	NS	ND	NA

*Concentrations in ug/l

** Not detected

*** Not analyzed

Soil at the site is mostly clay and silty clay extending from ground surface to approximately 25 feet below ground surface. The cumulative data indicate that shallow groundwater is underlain throughout the site by a layer of fine-grained soil, and vertical downward migration to deeper aquifers is highly unlikely. At the start of groundwater monitoring in November 1994, monitoring well MW-1 indicated the presence of total VOC at a concentration of 2177 ug/l. Groundwater monitoring in October 2004 indicated concentrations of VOCs in groundwater from MW-1 (the monitoring well closest to the source area) as follows: PCE – 420 mg/l; TCE – 160 mg/l; c-1,2-DCE – 130 ug/l; t-1,2-DCE – 2.9 ug/l. Concentrations in MW-2, -3, and -4 are low to non-detect. Site data and soil characteristics indicate that the plume is confined to the immediate vicinity of the source area (MW-1), and residual concentrations are expected to continue to decline.

- 3. Basis for Rescission:** The Dischargers have complied with the requirements of Order No. 95-033 and Order No. 97-034 and completed final remedial actions.

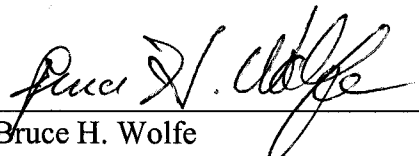
The remedial action, which took place in 1994-1996, substantially reduced groundwater pollution. The site was designated as a containment zone, pursuant to State Board Resolution 92-49 as amended, in 1997. Subsequent monitoring has shown no evidence of a rebound in VOC concentrations in groundwater or change in lateral distribution. The collective data support the conclusion that source removal from soil and groundwater has resulted in residual concentrations of PCE and TCE that do not pose adverse risk to human health, water quality, and the environment and that the plume is minor in extent. Finally, the affected groundwater beneath the site is perched, is not laterally continuous, and does not constitute a beneficial source for any purpose.

The conditions at the Site are consistent with criteria for low-risk closure: Shallow groundwater with maximum depth to water less than 50 feet and no drinking water wells screened in the shallow groundwater zone within 250 feet of the leak. For sites such as this, remediation through natural attenuation is the preferred remedial alternative, unless there is a compelling reason to do otherwise. Consequently, it is appropriate to terminate

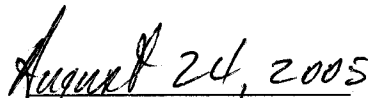
groundwater monitoring activities and rescind Order No. 95-033 and Order No. 97-034. No further remedial action is required at this site.

4. **California Environmental Quality Act:** This action rescinds orders to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
5. **Notification:** The Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.

IT IS HEREBY ORDERED pursuant to Section 13304 of the California Water Code that Order No. 95-033 and Order No. 97-034 are rescinded.



Bruce H. Wolfe
Executive Officer



Date